

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That We, Mabel C. Perkins and A. Perkins Mayes, hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) Dollar, love and affection DOLLARS, paid to Grantor by Virginia C. Simpson, Nazerlene C. James and Gladys C. Vance hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee Virginia C. Simpson, her heirs and assigns, an undivided two-fifteenths (2/15) interest; to Nazerlene C. James, her heirs and assigns, an undivided two-fifteenths (2/15); to Gladys C. Vance, a two-fifteenths (2/15) life estate, remainder of this two-fifteenths (2/15) to Virginia C. Simpson and Nazerlene C. James, their heirs and assigns, in the following described property:

ALL the right title and interest of the grantors, being a one-fifth (1/5) undivided interest each, or a total two-fifths (2/5) interest in and to that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of Trotter Street, and being shown as all of Lot 7 and a portion of the North part of Lot 8 on plat of Property of Jones McCrory, et al, which plat is recorded in Plat Book A, at page 151, RMC Office for Greenville County S.C., and having according to a plat of the Property of John P. Batson, et al, prepared by Piedmont Engineering Service, March 7, 1951 from an original survey of same by J.C. Hill, Engineer, dated February 17, 1951, the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Trotter Street, which point is N. 10-30 E. 41.1 feet from the joint front corner of Lots 8 and 9; thence along the West side of Trotter Street, N. 10-30 E. 51.9 feet to an iron pin on the Southeastern edge of the Southern Railroad right-of-way; thence along the Southeastern edge of said right-of-way, S. 69-00 W. 72 feet to an iron pin at joint rear corner of Lots 7 and 8; thence continuing along said right-of-way, S. 66-10 W. 25.7 feet to an iron pin; thence along a new course through the Northern portion of Lot 8, S. 79-50 E. 82.8 feet to point of beginning.

Being part of the property conveyed to Mamie Collier by deed of C.Q. Mason, dated March 10, 1951, recorded in the RMC Office for Greenville County, S.C., in Deed Book 430, at page 356 and left by Will of Mamie Collier to grantors, said Will being filed in the Probate Court for Greenville County, Apartment 1104, File 13.

There is expressly excluded from the general warranty provisions of this conveyance any portion of said lot above described as may lie within the bounds of said right-of-way.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantees and Grantee's Heirs/Successors and Assigns forever. AND Grantor do hereby bind Grantors and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantees and Grantee's Heirs/Successors and Assigns against Grantors and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 5th day of November, 1969.

Signed, Sealed and Delivered in the Presence of

Marguerite Pyles As to Mays
Thomas M. Patuck Jr. As to Perkins
Chas E. Henderson As to Mays

Mabel C. Perkins (Seal)
Mabel C. Perkins
Addie Pukine Mays (Seal)
A. Perkins Mayes
Grantors (Seal)

STATE OF MARYLAND
CITY OF BALTIMORE
GREENVILLE COUNTY

PROBATE

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

23rd day of October, 1969

Chas E. Henderson (Seal)
Notary Public for South Carolina Maryland

My Commission expires January 1, 1970.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Female Grantors

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

PROBATE

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

5th day of November, 1969

Thomas M. Patuck Jr. (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1970.

1-8-8-505